

Know all Men by these Presents, 72-24

13718

That DAVID W. WILSON and M. SUSAN WILSON, husband and wife, of Clinton, County of Kennebec and State of Maine

in consideration of One Dollar and other valuable considerations

paid by JOHN E. NALE of Waterville, County of Kennebec and State of Maine, and LEO F. POULIN CO., a Maine corporation, with a place of business in Winslow, County of Kennebec and State of Maine

~~XXXXXXXXXXXX~~

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JOHN E. NALE and LEO F. POULIN CO.

TRANSFER
TAX
PAID

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Being Lots No. A and B as shown on a Plan of MOUNTAIN FARM SUBDIVISION, survey of land of John E. Nale and Leo F. Poulin Co., as recorded in Kennebec County Registry of Deeds, Subdivision File E-85087 and as approved by the City of Waterville Planning Board June 17, 1985. Said lots A and B as shown on said plan shall be conveyed and considered to be together as one lot consisting of 1.82 acres.

The above described premises are conveyed subject to the following restrictions which shall be deemed appurtenant and therefore running with the land and binding upon the grantees herein, their heirs, successors and assigns:

- (1) Said lot shall be used for residential purposes with only one residence and appurtenant structures located thereon.
- (2) Said lot shall not be further subdivided or divided in any manner.
- (3) Said lot shall be subject to a 20-foot wide undisturbed natural buffer zone as measured from the boundary lines of said lot and being totally located within the bounds of said lot.
- (4) The residence, or other building, including garages, erected on said lot must provide a space of at least 35 feet on each side of said residence or outbuildings, including garages, to the respective boundary lines of any adjoining lot.
- (5) No placards or advertising signs other than those such as relate to the sale of said property shall be erected or maintained on said lot or any building thereon.
- (6) No fences or construction of any kind other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

(7) No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

Said lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantee herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to the grantors, their heirs and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. The grantors shall not be responsible for the enforcement of the restrictions.

Meaining and intending to convey the same premises described in a deed from JOHN E. NALE and LEO F. POULIN CO. to DAVID W. WILSON and M. SUSAN WILSON, dated January 3, 1986 and recorded in Kennebec County Registry of Deeds at Book 2902, Page 245.

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To have and to hold ⁷³⁻²⁴ the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JOHN E. NALE and LEO F. POULIN CO.

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do ~~rennaut~~ warrant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said DAVID W. WILSON

and M. SUSAN WILSON

~~husband/wife~~ of the said DAVID W. WILSON

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 27th day of the month of June, A.D. 1986.

Signed, Sealed and Delivered
in presence of

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David W. Wilson
DAVID W. WILSON
M. Susan Wilson
M. SUSAN WILSON

State of Maine, County of Kennebec ss. June 27, 1986.

Then personally appeared the above named DAVID W. WILSON and M. SUSAN WILSON

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Mark J. Nale
Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1986 JUL -7 AM 9:00
RECORDED FROM ORIGINAL

Printed Name, MARK J. NALE
Maine Attorney At Law